May 2, 2007 Planning Commission

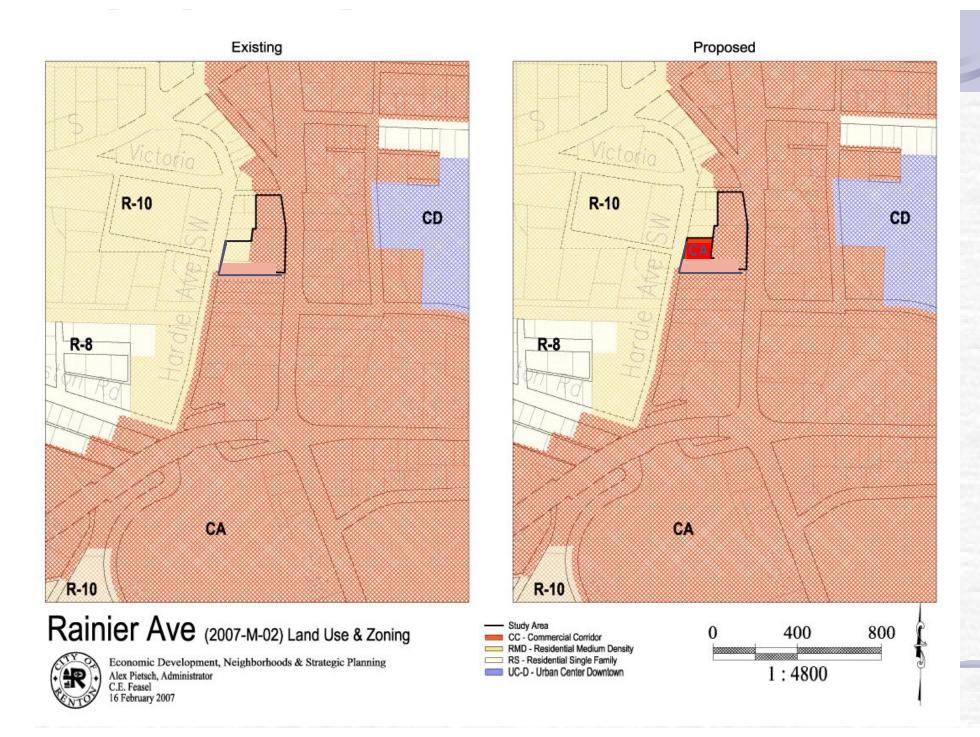
Comprehensive Plan
Amendment:

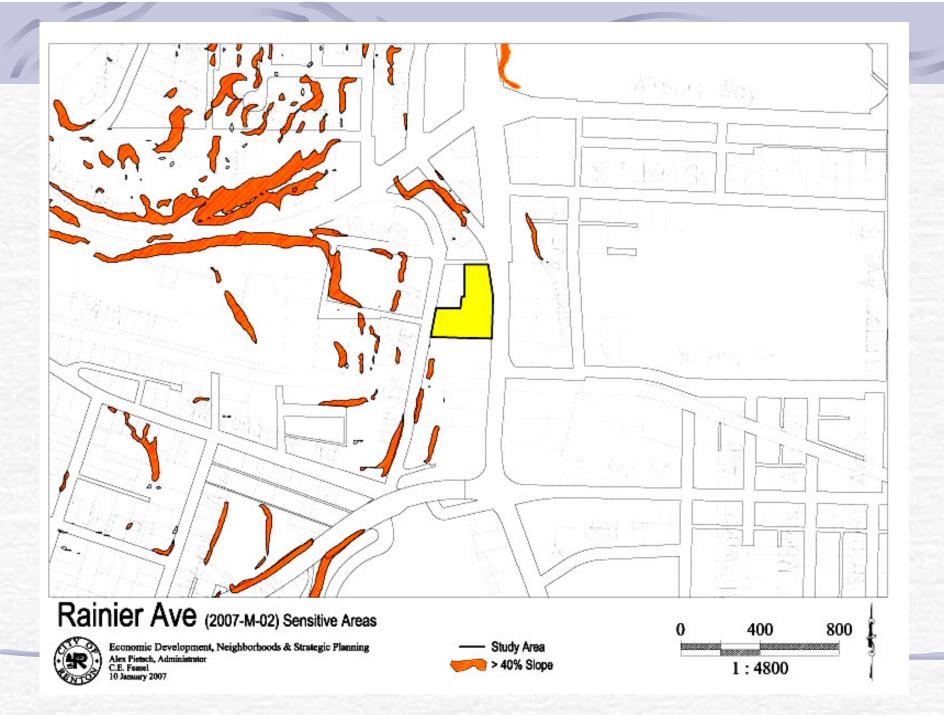
- Request involves four parcels, two on Rainier
 Avenue North and two on Hardie Avenue, that are
 currently designated by the Comprehensive Plan as
 Residential Medium Density and Commercial
 Corridor.
- All parcels are located in the 100-block of their respective streets.
- The owner of the properties would like to develop a mixed-use condominium project.

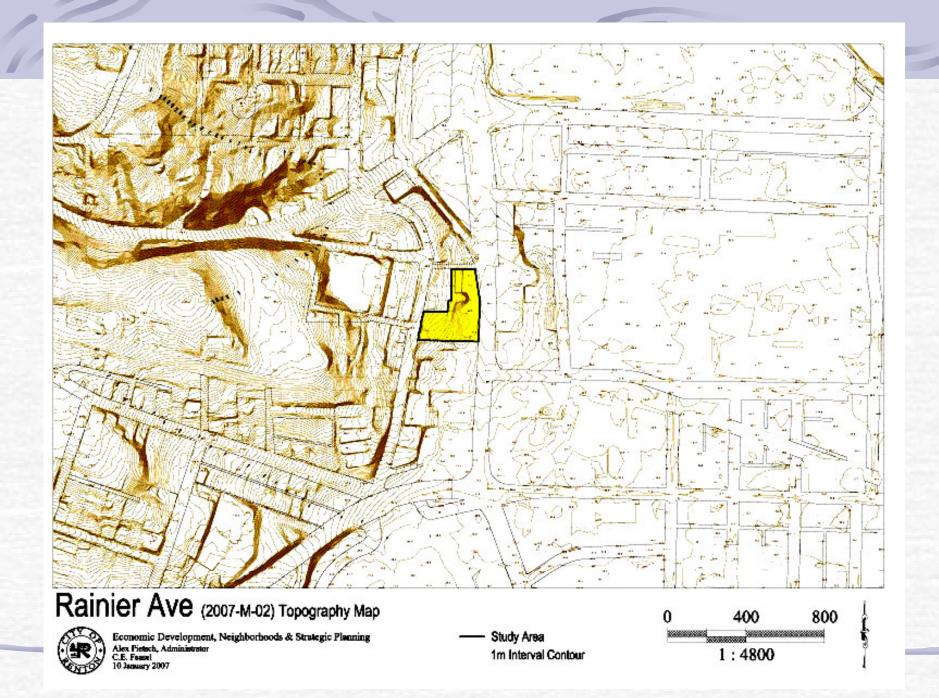
- This use could be accommodated with the Comprehensive Plan designation of Commercial Corridor
 - With a rezone to Commercial Arterial on Hardie.
- Also requires an expansion of the Rainier Business District overlay
- Also requires a zoning code text change to include the Rainier Business District with the other business districts that allow 60 du/acre

- City staff also considered:
 - Expanding the Rainier Business District Overlay, possible north to Airport Way
 - Amendment and rezone to commercial for all parcels in the subject area block, north to Victoria Avenue North

- Issue Summary:
 - What is the City's vision for Rainier Avenue?
 - What is the City's vision for multi-family and/or mixeduse in the Rainier Corridor?
 - What is the appropriate density for multi-family projects in the Rainier Corridor?
 - Should the Comprehensive Plan designation on Hardie Avenue be changed to Commercial Corridor?
 - Should the Rainier Avenue Business District Overlay be extended to the subject properties?
 - Should the Rainier Avenue Business District Overlay be extended further north?

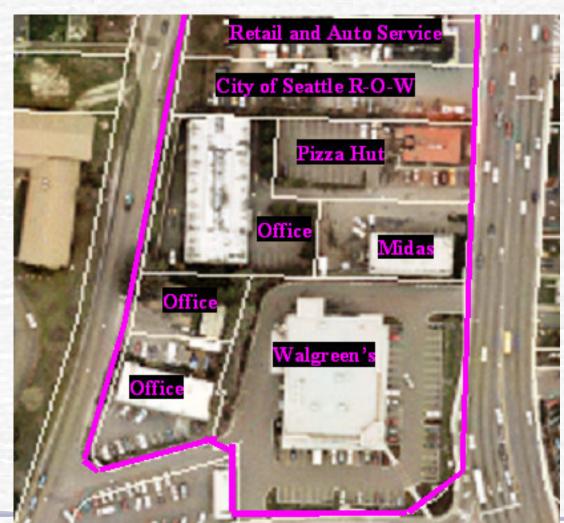








Northern Portion



Southern Portion

188 Hardie Avenue – Maps Live

- The subject properties total approximately 69,681 square feet, approximately 1.6 acres, and have the following existing uses:
 - 1,872 square foot retail store, built in 1968
 - 624 square foot storage garage, built in 1957(same site)
 - 316 square foot espresso stand built in 2004
 - 1,733 square foot single family home, built in 1908
 - 1,470 square foot single family home, built in 1950

- Rainier Avenue South:
 - High traffic volumes: 44,600 vehicles per day
 - Largely linear strip development
 - Corridor or gateway to City
- Hardie Avenue:
 - Used as a pass through during peak traffic times
 - Higher volume residential traffic street during nonpeak times
 - 10,500 vehicles per day
 - This portion, north of South 3rd is not expected to become a bus bypass street

- Adjacent properties to subject parcels:
 - On same block to the north are two single family homes, a triplex, and a duplex
 - South and east of Mr. O'Farrell's properties the current land use is intensive
 - To the east, Rainier Avenue South is an arterial street that accommodates approximately South, A-1 Clutch-Brake-Transmission

- Adjacent properties to subject parcels:
 - North across Victoria Street two parcels, one with a single-family residence and the Victoria Apartments, a three story building.
 - West Renton Villa retirement center a three-story building that occupies the entire western portion of the 100-block of Hardie Avenue

- Comprehensive Plan and Zoning Alternatives:
 - Residential Medium Density
 - Intended to be primarily residential
 - Commercial, Office, and Retail uses are very limited
 - Implemented by R-10 and R-14 zones

- Comprehensive Plan and Zoning Alternatives:
 - Commercial Corridor
 - Intended to evolve strip development to more coordinated level of planning – access, amenities, etc
 - High volumes of pass through traffic
 - Implemented with Commercial Arterial or Commercial Office zoning
 - Residential uses are allowed in mixed-use projects at a density of 20 du/acre

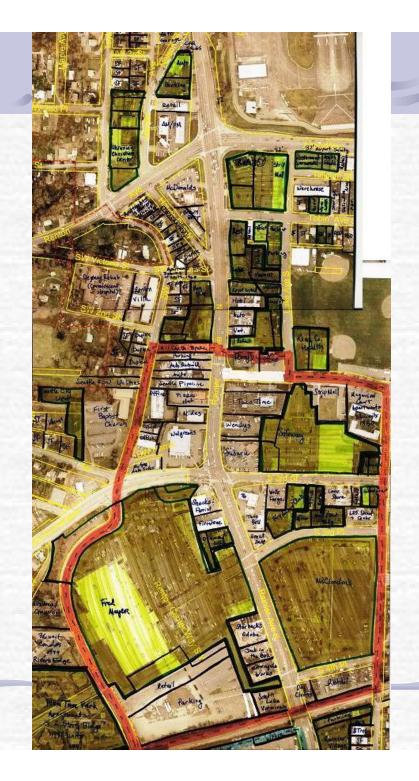
- Comprehensive Plan and Zoning Alternatives:
 - Commercial Corridor
 - Commercial Arterial zone
 - Residential uses are allowed in mixed-use projects at a density of 20 du/acre
 - Businesses expected to generate traffic on site parking required
 - Commercial Office zone
 - Large scale office uses
 - No residential

- Comprehensive Plan and Zoning Alternatives:
 - Rainier Avenue Business District Overlay
 - Underlying implementing zone is Commercial Arterial
 - Maximum density of 20 du/acre
 - Except in the other Business Districts (Sunset, NE Fourth, and Puget Business Districts)
 - In these districts 60 du/acre is allowed

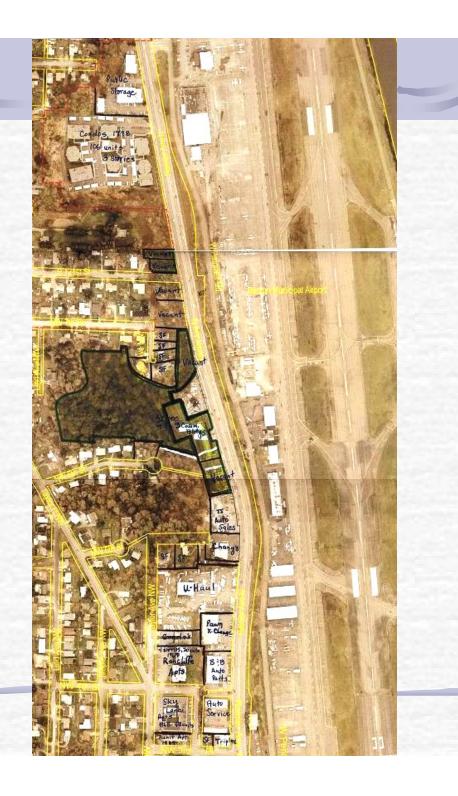
Evaluated
 appropriate
 extent of Rainier
 Business District
 Overlay



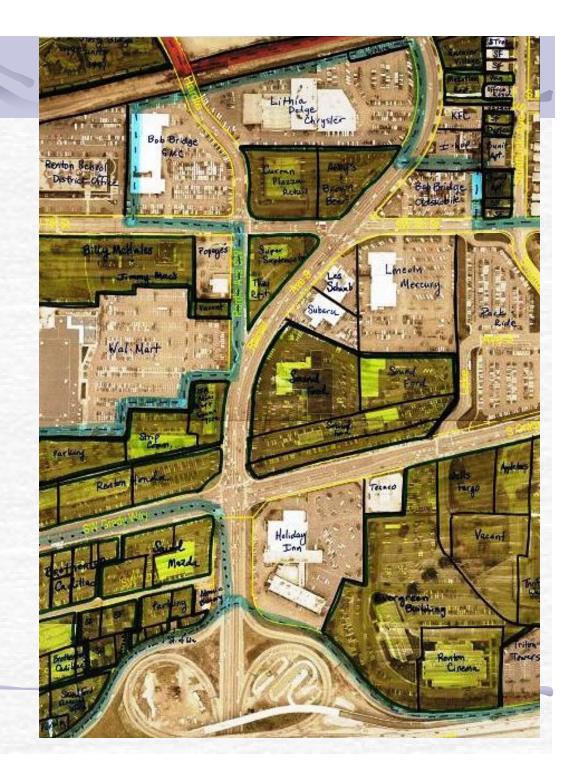
- Area of Overlay with subject area along Rainier Avenue
 - ■To the north (to Airport Way)
 there are many groups of
 commonly owned parcels that
 could be utilized for mixed-use
 redevelopment.
 - Additionally, the area to the north has blocks that can easily provide access that is not onto/from Rainier Avenue South
 - Intersection at Airport Way appears as significant entry point into City on Rainier Ave



- Area north of Overlay to City limits along Rainier Avenue
 - Not significant amount of commonly owned parcels
 - Less intensive land uses with airport on east



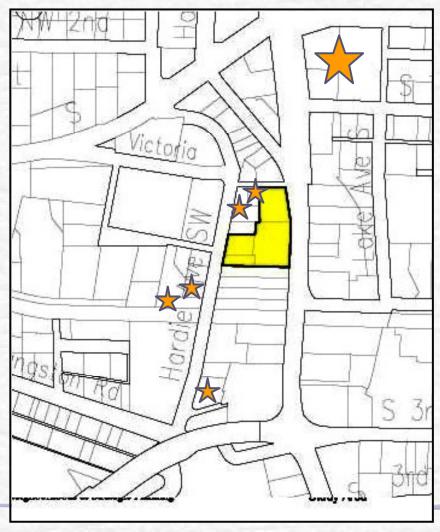
- Area south of Overlay along Rainier Avenue with Automall A and B
 - A contiguous area in the mapping of the Rainier Overlay to the south is not possible because of the Automall overlays



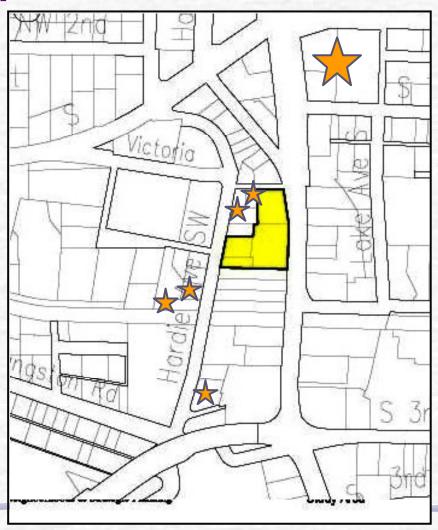
 Northern boundary of current overlay with subject property



- Sent letter to 63 area property owners inviting them to participate in a focus group and informing them of the proposal
- Received responses from 6 property owners



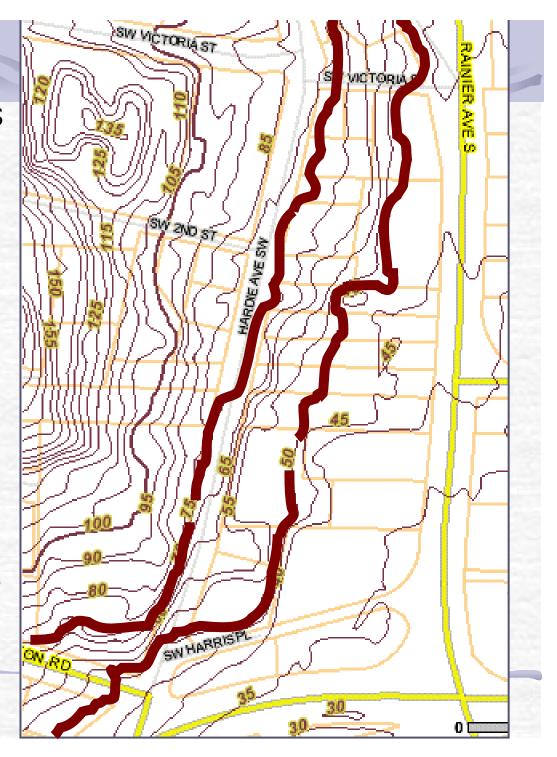
- 4 property owners support the change to commercial, the extension of the overlay, and amendment to 60 du/acre
- 1 owner did not indicate his support either way, but is favorable to positive change
- 1 owner expressed preference for ownership rather renting and about territorial views, but is favorable to commercial designation as it will bring positive change



- City staff investigated the concerns of this property owner
- CA zoned property has height limit of 50 feet, no proposed changes to height limits
- R-10 zoned properties can have a maximum height of 35'
- R-10 zoned property is approximately 300 ft away from corner of citizens house



- The 75' elevation line runs along much of the east side of Hardie, this is consistent for CA and R-10 zoned properties
- It does not appear that allowing an additional 15' in height would impact the homeowners property less
- It appears that the homeowners view to the southeast would be preserved if the properties there developed at the allowable 50'



Issues Considered

- Is this proposed Comprehensive Plan amendment to a Commercial designation appropriate for the area?
- Is it appropriate to extend the Rainier Avenue Business District overlay to the subject parcels, and/or to Airport Way?
- Is it appropriate to change the maximum density in the Overlay from 20 du/acre to 60 du/acre?

Recommendation

- 100-block of Hardie Avenue has high intensity land uses and has a high number of vehicles that travel on it each day
- Residential use on this block already include multistory multi-family development
- Approve request to amend Comprehensive Plan designation to Commercial with CA zoning at 188 Hardie Ave.
- Extend Commercial designation and CA zoning to remainder of this 100-block of Hardie Avenue
 - 4 properties designated Residential Medium Density (one is a duplex, one a tri-plex)

Recommendation

- City has stated goals of increasing density and promoting uses that are of a higher intensity land use than the current existing uses on Rainier Avenue
- Increasing the maximum residential density allowed in the Rainier Business District Overlay can facilitate this goal
- 60 du/acre is consistent with the other Business District Overlays in the City
- Approve request to amend text to include Rainier Business District Overlay with other business districts that allow 60 du/acre

Recommendation

- Approve request to extend the Rainier Business District Overlay to all four parcels of proponent
- Extend Rainier Business
 District Overlay as
 shown to the right,
 north to Airport Way

